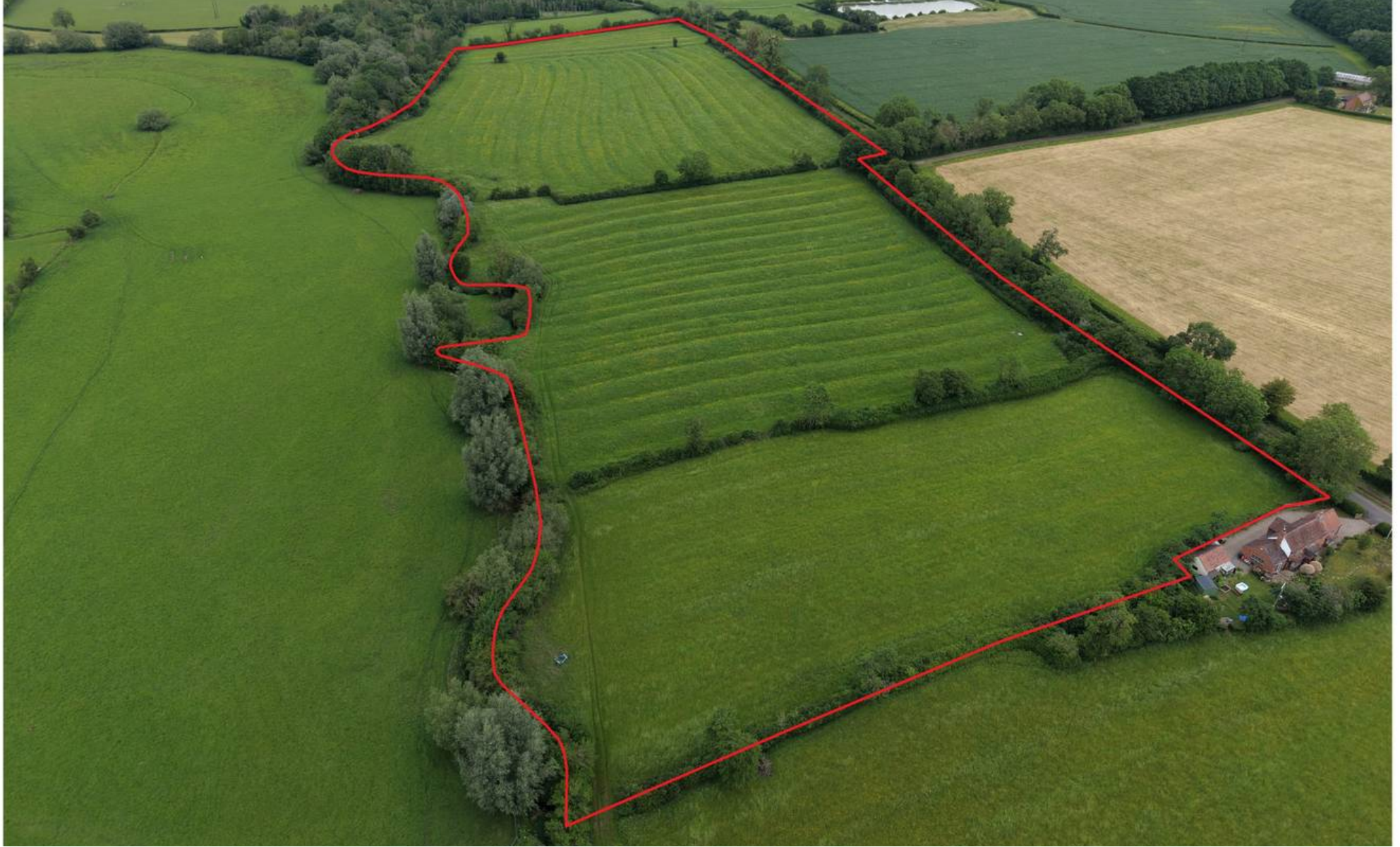




**Land to the North of Naunton Beauchamp, North Piddle Lane,
Worcestershire - WR10 2LQ**

**Guide Price
£250,000**



An opportunity to acquire a parcel of Grade 3a/3b pastureland near to the village of Naunton Beauchamp, extending to a total of approximately 23.52 acres (9.52 hectares).

Situation

The land is located on the edge of the small village of Naunton Beauchamp, approximately 4 miles north of Pershore, 6 miles east of Worcester, and 6 miles northwest of Evesham.

Access

The land is accessed directly from North Piddle Lane.

Services

There are no known services connected to the land. Buyers must rely on their own due diligence in verifying such connections (or otherwise).

Sporting, Timber, and Mineral Rights

The sporting, timber, and mineral rights, where owned, are included in the freehold sale.

Rights of Way, Wayleaves & Easements

The land is sold subject to all rights of way and easements that may exist. Public footpaths run across the land, and there are overhead power cables present on the land.

Designations

The land is located within a Nitrate Vulnerable Zone for surface water. Part of the site sits within Flood Zone 2, with a very small area being within Flood Zone 3.

Soil Type

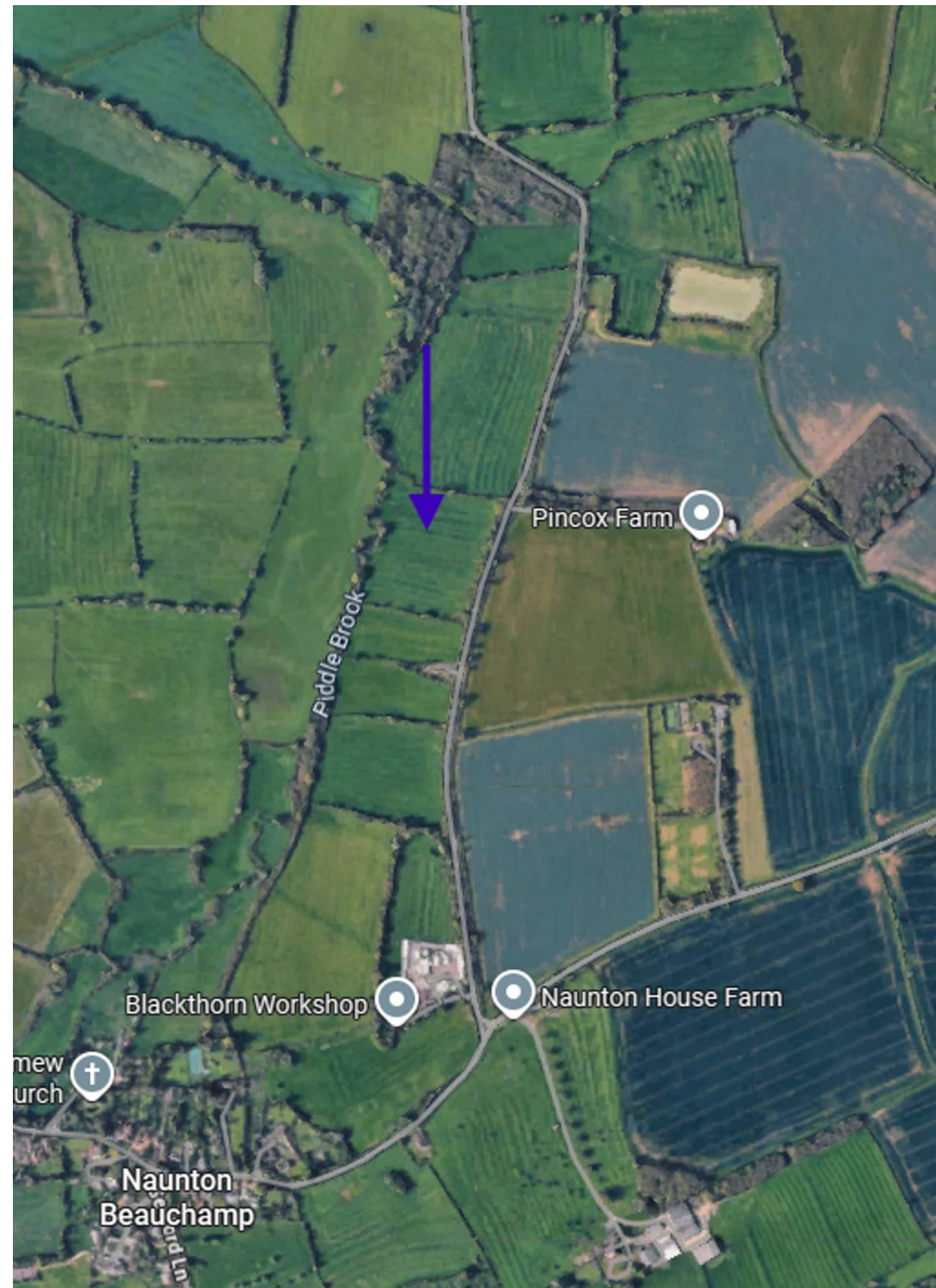
Lime-rich, loamy and clayey soils with impeded drainage (Soilscape 9).

Tenure and Possession

The land is sold Freehold and is held under a Farm Business Tenancy until 1st September 2026, upon which Vacant Possession will be yielded. Land Registry Title number HW184021.

Planning

Buyers must rely on their own due diligence on planning matters - please contact Wychavon District Council for any planning enquiries.





Rural Payments Agency

No entitlements are included in the sale and there are no known Environmental Stewardship agreements on the land insofar as the agent is aware. Buyers must rely on their own due diligence to confirm as such.

Local Authorities: Worcestershire County Council / Wychavon District Council

Viewings

Interested parties may view the land at any time during daylight hours carrying a set of Sales Particulars, having first registered their interest and time and date of inspection with Sheldon Bosley Knight Rural Team at Shipston on 01608 661666 or by email to the Agent, Jack Gamble, at jack.gamble@sheldonbosleyknight.co.uk

What3Words ///unravel.suitable.highlight

Health and Safety

We would like to bring to your attention that this is agricultural land and request that you take considerable care for your own wellbeing during viewings.

Method of Sale

The land is offered for sale by Private Treaty and the Vendor reserves the right to an Informal Tender.

Money Laundering and Transfer

We are governed by the Anti-Money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act to purchase this Property. Without identification, a sale cannot proceed.

VAT

The Property has not been elected to tax for VAT insofar as the Agent is aware. Service. Therefore, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act to purchase this Property. Without identification, a sale cannot proceed.





SBK Rural, Land & Development

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DISCLAIMER

These particulars do not form part of any offer or contract and must not be relied upon. The Purchaser shall be deemed to have satisfied themselves as to the description and boundaries of the property. Any error or mis-statement shall not annul the sale. The plans, measurements, text and photographs are for identification purposes only.